

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

9 THORPE COURT ALTONA MEADOWS VIC 3028

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$900,000

&

\$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$761,000

Property type

House

Suburb

Altona Meadows

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

| | | |
|---|-----------|-----------|
| 16 MAY AVENUE ALTONA MEADOWS VIC 3028 | \$925,000 | 30-Mar-26 |
| 203 VICTORIA STREET ALTONA MEADOWS VIC 3028 | \$910,000 | 02-Mar-26 |
| 2 SCHERMAN DRIVE ALTONA MEADOWS VIC 3028 | \$940,000 | 09-Dec-25 |

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 15 April 2026



16 MAY AVENUE ALTONA MEADOWS VIC 3028

4 2 2

Sold Price ^{RS} **\$925,000** Sold Date **30-Mar-26**

Distance **0.41km**



203 VICTORIA STREET ALTONA MEADOWS VIC 3028

4 2 2

Sold Price ^{RS} **\$910,000** Sold Date **02-Mar-26**

Distance **0.82km**



2 SCHERMAN DRIVE ALTONA MEADOWS VIC 3028

3 2 4

Sold Price **\$940,000** Sold Date **09-Dec-25**

Distance **0.72km**

RS = Recent sale

UN = Undisclosed Sale

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